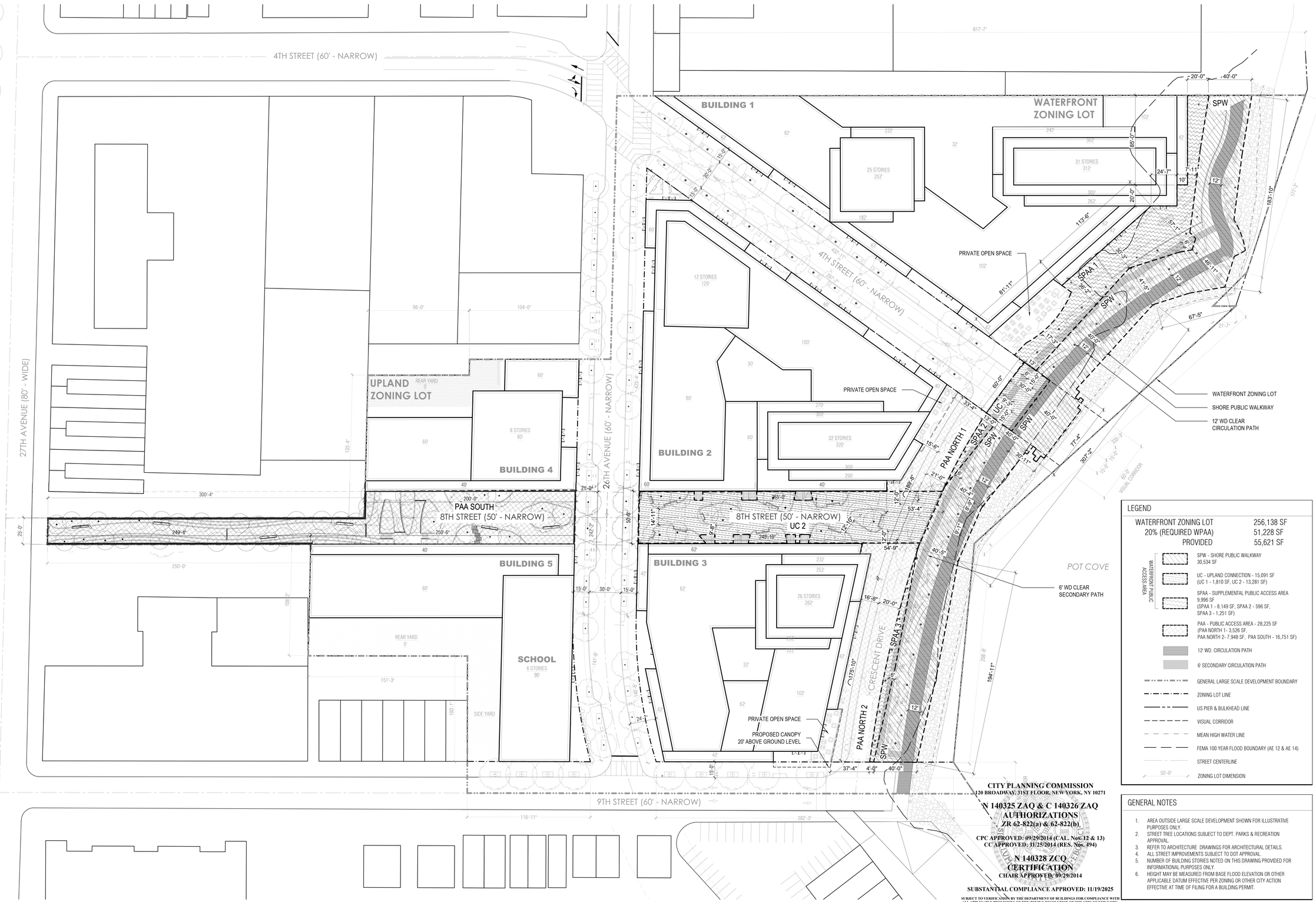

LEGEND

WATERFRONT ZONING LOT	256,138 SF
20% (REQUIRED WPAA)	51,228 SF
PROVIDED	55,621 SF

WATERFRONT PUBLIC ACCESS AREA

- SPW - SHORE PUBLIC WALKWAY 30,534 SF
- UC - UPLAND CONNECTION - 15,091 SF (UC 1 - 1,810 SF, UC 2 - 13,281 SF)
- SPAA - SUPPLEMENTAL PUBLIC ACCESS AREA 9,996 SF (SPAA 1 - 8,149 SF, SPAA 2 - 596 SF, SPAA 3 - 1,251 SF)
- PAA - PUBLIC ACCESS AREA - 28,225 SF (PAA NORTH 1- 3,526 SF, PAA NORTH 2- 7,948 SF, PAA SOUTH - 16,751 SF)
- 12' WD. CIRCULATION PATH
- 6' SECONDARY CIRCULATION PATH
- GENERAL LARGE SCALE DEVELOPMENT BOUNDARY
- ZONING LOT LINE
- US PIER & BULKHEAD LINE
- VISUAL CORRIDOR
- MEAN HIGH WATER LINE
- FEMA 100 YEAR FLOOD BOUNDARY (AE 12 & AE 14)
- STREET CENTERLINE
- 50'-0" ZONING LOT DIMENSION

GENERAL NOTES

1. AREA OUTSIDE LARGE SCALE DEVELOPMENT SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPT. PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
4. ALL STREET IMPROVEMENTS SUBJECT TO DOT APPROVAL.
5. NUMBER OF BUILDING STORIES NOTED ON THIS DRAWING PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. HEIGHT MAY BE MEASURED FROM BASE FLOOD ELEVATION OR OTHER APPLICABLE DATUM EFFECTIVE PER ZONING OR OTHER CITY ACTION EFFECTIVE AT TIME OF FILING FOR A BUILDING PERMIT.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)

CPC APPROVED: 09/29/2014 (CAL. Nos. 12 & 13)
CC APPROVED: 11/25/2014 (RES. Nos. 494)

N 140328 ZCQ
CERTIFICATION
CHAIR APPROVED: 09/29/2014

SUBSTANTIAL COMPLIANCE APPROVED: 11/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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ISSUE	DATE	DESCRIPTION
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	06/13/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET
	10/09/2025	ULURP SUBSTANTIAL COMPLIANCE

SEAL



KEY PLAN



TITLE

ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE

WATERFRONT PUBLIC ACCESS AREA PLAN

DATE	DRAWN BY	CHECKED BY
7/7/2014	BR	

SCALE
1" = 40'

SHEET NUMBER
L-100.00

ZONING CALCULATIONS

ZONING SECTION	ITEM	WATERFRONT ZONING LOT REQUIRED	WATERFRONT ZONING LOT PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PUBLIC ACCESS AREA PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF) - (2025 SUBSTANTIAL COMPLIANCE)	STREETSCAPE (STSC) 4TH STREET 9TH STREET 26TH AVENUE
Visual Corridor						
ZR 62-511 (a)	Visual Corridor Methodology	A mapped street that extends seaward of the first upland street bounding a waterfront block and terminates at a waterfront block	Visual Corridor provided along 4th Street and 9th Street. Refer to L-100.00.	Complies		
ZR 62-511 (b)		A visual corridor designated in a Waterfront Access Plan that traverses the zoning lot shall be maintained thought the zoning lot in accordance with the plan	Visual Corridor maintained between WPAA and 26th Avenue	Complies		
ZR 62-511 (c)	Visual Corridor not required	A Visual Corridor shall not be required if any of the following conditions exist within 400' (1) there is an existing mapped street extending to the water that intersects the shore line at an angle of 45 degrees or more (2) there is a required visual corridor pursuant to paragraph (a) of this section; (3) there is an existing visual corridor either previously recorded or mandated in a WAP; (4) the property owner is designated another visual corridor though the zoning lot	N/A	N/A		
	Visual Corridor Spacing	Following the methodology of Section 62-511, visual corridors should not be spaced more than 600 feet apart. However, no visual corridor shall be required where such increased spacing place it within 200 feet of another visual corridor. See diagram in Section 62-511.		Complies		
Dimensions of a Visual Corridor						
ZR 62-512	Width	The width of a visual corridor shall be determined by the width of the street of which it is the prolongation. Minimum 50' wide.	60' wide visual corridors provided	Complies		
Permitted Obstructions in a Visual Corridor						
ZR 62-513	Permitted Obstructions	No buildings or structures shall be erected within the width of the visual corridor. Permitted obstructions include; a) permitted obstructions listed in 62-611, provided no shade trees shall be planted within 15 ft. of the center line of the visual corridor (b) permitted obstructions listed in 23-44, as modified for waterfront yards (c) boats, ships, other vessels, and floating structured permitted in 62-25(a) (d) any moving or parked vehicles (e) street furniture (f) swimming pools	All obstructions are from the list of permitted obstructions, including: - Trees and plant material, including shade trees not planted within 15' of visual corridor centerline - Seating, litter receptacles, and other outdoor furniture - Guardrails and bollards - Lights	Complies		
Shore Public Walkway						
Requirements for a Shore Public Walkway						
ZR 62-53 (a)	Shore Public Walkway	All waterfront zoning lots meeting the criteria in Section 62-53, shall provide a shore public walkway, which shall comply with the following:		Complies		
	Contiguous edge	(1) SPW shall have a seaward edge contiguous with the seaward edge of the waterfront yard.	SPW provided is contiguous with the seaward edge	Complies		
	Width	(2) SPW shall have a minimum width of 40'.	Proposed - 40'-0" SPW.	Complies		
	Reduced width	(3) the minimum width of the SPW may be reduced at the following locations provided no SPW is reduced to less than 10'.	Proposed SPW is never less than 40' wide.	Complies		
		(i) On shallow portions of the zoning lot, less than 150', SPW may be reduced by 1' for every 2' that the lot dimension is less than 150'	SPW remains 40' wd at shallow point of the zoning lot	Complies		
		(ii) On narrow portion of platforms that are less than 150' in depth between the water edges, the minimum wd. along each opposite edge my be reduced by 1' for every 2' that the platform is less than 150'	N/A	N/A		
ZR 62-53 (b)	Wetlands	In the case of a natural shoreline within NYS wetlands, the SPW shall be permitted to be relocated using either the following methods:	N/A	N/A		
		(1) further landward within the wetlands or its adjacent regulated area, with approval from NY- DEC	N/A	N/A		
		(2) immediately adjacent and contiguous to the landward boundary of the wetland area.	N/A	N/A		
ZR 62-53 (c)	Accessibility	SPW shall be accessible from a public sidewalk within a street, public park, or other accessible open public space, according to Section 62-56. SPW shall connect with SPWs on adjoining zoning lots	There are no existing SPWs to connect to. The SPW connects with a public street Right of Way and the terminus of 9th street. Refer to L-100.00.	Complies		
ZR 62-53 (d)	Width requirements by district	Where a zoning lot is divided by a boundary between districts, each portion of the SPW shall be governed by the width requirement for the district in which it is located.	N/A	N/A		
Public Access on Piers						
Requirements for Public Access on Piers						
ZR 62-54 (a)(1)(2)(3)(b)	Requirements	N/A	There are no piers in this project	N/A		
Public Access on Floating Structures						
Requirements for Public Access on Floating Structures						
ZR 62-55(a)(b)	Requirements	N/A	There are no floating structures in this project	N/A		
Upland Connections						
Requirements for Upland Connections						
ZR 62-56	Provision	The WPAA shall be accessible from an open street, public park, or other public place at intervals along the SPW not to exceed 600 ft.	WPAA is accessible by an Upland Connection at the terminus of 4th Street, an Upland Connection at 8th Street Mews, and 9th street, a public open street. The distances are 85' and 243'.	Complies		
ZR 62-561 (a)	Single Pedestrian Walkway (Type 1)	(1) minimum width shall be 20', increased by 20' within 15' of a street, public park, or other public place.	Proposed - UC 1 - 60' wd x 29.5' dp. UC 2 - 50' wd x 288' dp	Complies		
	Visual corridor	(2) unless coinciding with a visual corridor, a 20' wd. open area shall extend along the entire length of the upland connection but need not be publicly accessible.	At 4th St, UC 1 coincides with a visual corridor. At 8th St Mews, UC 2 has an open width of 50'-0" that extends entire length of UC	Complies		
	Transition area exception	(3) where upland connection traverses portion of a zoning lot, wd. shall be computed as a weighted average.	Width is uniform, 60'-0" (UC 1) and 50'-0 (UC 2). Refer to L-100.00	Complies		
ZR 62-561 (b)	Double Pedestrian Walkway (Type 2)	(1) Min width of UC provided in form of two pedestrian walkways (one on each side of roadbed) shall be 13' for each walkway.	N/A	N/A		
		(2) Transition area shall be provided equal to combined width of Type 2 UC and roadbed to extend 40' from termination of roadbed in direction of the SPW	N/A	N/A		
		(3) Transition area not required for roadbeds that turn and are located within 15' of SPW	N/A	N/A		

ZONING CALCULATIONS

ZONING SECTION	ITEM	WATERFRONT ZONING LOT REQUIRED	WATERFRONT ZONING LOT PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PUBLIC ACCESS AREA PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF) - (2025 SUBSTANTIAL COMPLIANCE)	STREETSCAPE (STSC) 4TH STREET 9TH STREET 26TH AVENUE
Supplemental Public Access Area						
Requirements for Supplemental Public Access Areas						
ZR 62-57 (a)	Supplemental Public Access Area (SPAA)	If the aggregate areas of the required SPW, upland connections, public access area on piers, and public access areas on floating structures on the zoning lot is less by 750 sq. ft or more than the required WPAA, then supplemental public access area shall be provided to meet the required area.	Supplemental Public Access Area (9,996 sf) is provided Refer to L-100.00	Complies		
ZR 62-57 (b)	Wetlands	Where SPAA is required within NYS wetlands or adjacent regulated areas, the requirements may be reduced or modified by NYS DEC	SPAA does not fall within or adjacent to NYS wetland areas	N/A		
ZR 62-57 (c)	Waterfront public access area requirements	Total Waterfront Public Access Area Requirement 20% of Lot Area (256,138 x .20 = 51,228 sf.) Shore Public Walkway - 30,534 sf Upland Connection 1 - 1,810 sf Upland Connection 2 - 13,281 sf Supplemental Public Access Area required - 5,603 sf Length of shoreline: 758 ft	WPAA provided SPAA - 9,996 sf	Complies		
Requirements for Supplemental Public Access Areas						
ZR 62-571 (a)	Minimum area	(1) When located at the intersection of a SPW and an upland connection or street: shall be 750 sq ft.,	SPAA1 (8,149 sf) - 325' wd (81'-11" + 113'-6" + 24'-7" + 20'-0" +85'-0" = 325'-0"), depth varies from 7'-11" to 57'-0" max.	**Non-compliant; Authorization pursuant to ZR 62-822(a). Refer to Waterfront Public Access Area Plan L-100.00**		
	Width : depth	min. width to depth ratio of 1:1, max. of 3:1.				
	Relation to SPW	longest side shall adjoin the SPW.				
	Minimum area	(2) when located adjoining a SPW without adjoining to an upland connection shall be 1,875 sq ft. and have a:	N/A	N/A		
	Width : depth	Min. width to depth ratio of 3:1				
	Minimum depth	Minimum depth shall be 25'				
ZR 62-571 (b)	Provision	SPAA may be provided to:				
		(1) Widen the SPW, with a min. of 10', along the full length of the SPW, between upland connection and street, or public park, or other public place.	SPAA 2 (596 sf) and SPAA 3 (1,251 sf) widen the SPW adjacent to a PAA (roadbed). SPAA 2 width varies from 0' to 13' and SPAA 3 width varies from 0' to 8'-8"	**Non-compliant; Authorization pursuant to ZR 62-822(a). Refer to Waterfront Public Access Area Plan L-100.00**		
		(2) As a pedestrian sidewalk area abutting a roadbed running along the shoreline	N/A	N/A		
		(3) As a dedicated bicycle path, if connected at each end to an open street. Min. width shall be 10', plus 2' clearance on each side for full length.	N/A	N/A		
Design Requirements for Waterfront Public Access Areas						
ZR 62-61 (a)	Obstructions	All WPAA shall be unobstructed from their lowest level to the sky.	Only permitted obstructions proposed.	Complies	Only permitted obstructions proposed in PAA	Only permitted obstructions proposed in STSC
ZR 62-61 (b)	Connections and Continuity	The minimum required circulation paths shall be connected and continuous through all waterfront public access areas on adjacent zoning lots.	Primary circulation path is continuous and connects to the adjacent zoing lots. Refer to L-100.00.	Complies	Primary circulation path is continuous along sidewalks and connects to the adjacent zoing lots. Refer to L-100.00.	Primary circulation path is continuous along sidewalks and connects to the adjacent zoing lots. Refer to L-100.00.
ZR 62-61 (c)	Accessibility	WPAA shall be accessible in accordance to the Americans with Disabilities Act and the American National Standard Institute (ANSI) design guidelines.	WPAA circulation is accessible. Refer to Grading Plans L-330.00-331.00	Complies	PAA circulation is accessible. Refer to Grading Plans L-330.00-331.00	STSC circulation is accessible. Refer to Grading Plans L-330.00-331.00
ZR 62-61 (d)(1)	Grading in Required Circulation Paths	(1) Cross-sectional grading shall have a minimum slope of 1-1/2% to allow for positive drainage and maximum slope shall be 3%. (ii) For longitudinal grading controls, grade changes are permitted as long as they comply with ADA.	Cross slopes are 2%. Refer to Grading Plans L-330.00-331.00	Complies	PAA cross slopes are 2% - 3%. Refer to Grading Plans L-330.00-331.00	STSC cross slopes are 2% Refer to Grading Plans L-330.00-331.00
ZR 62-61 (d)(2)	Grading in Required Planting Areas	Within 5 feet of the edge of any planting area, the grade level of such planting shall be no more than 18 inches higher or lower than the adjoining level of the pedestrian circulation path.	In planting areas between the lower and upper esplanade, areas 5 ft from the path are 8" higher and lower.	Complies	All proposed plantings at 8th St Mews (PAA South) are at grade. No plantings proposed at PAA North1 and PAA North 2	Only plantings proposed in STSC are street tree pits to be flush with sidewalk grade
ZR 62-61 (e)	Vehicle and Emergency Access	Vehicular access is prohibited within waterfront public access areas except for emergency and maintenance vehicular access. No single driveway shall exceed a width of 25 feet.	Private Drive (20'-0" wd) is not included in SPW or SPAA	Complies		
		Parking areas, drops offs, driveways, loading berths, and trash storage facilities are not permitted within, or allowed to be accessed or serviced though a WPAA, except for vehicular access required for development on a pier or floating structure.	No parking, drop-offs, trash storage facilities, or loading berths are proposed. Private Drive is not accessed through WPAA except where drive intersects with UC 2	Complies		
		Vehicular roadways are permitted as part of an upland connection. Must comply with Section 62-56	Private driveway (20'-0" wd) crosses UC 2. Refer to L-100.00. Driveway complies with Section 62-56	Complies		
		Any vehicular roadway crossing a required WPAA shall comply with Section 62-656.	Private driveway (20'-0" wd) crosses UC 2. Refer to L-100.00. Paving at driveway to comply with Section 62-656	Complies		
Permitted Obstructions						
ZR 62-611(a)	Permitted Obstructions in All Areas	Permitted obstructions: (1) Trees and other plant materials, (2) outdoor furniture, (3) fountains, reflecting pools, sculptures, (4) guardrails, bollards, gates, (5) lighting, flag poles, and others. (6) Kiosks and open air cafes Proposed - trees and other plant materials, seating, litter receptacles, outdoor furniture	All obstructions are from the list of permitted obstructions, including: - Trees and plant material - Seating, litter receptacles, and other outdoor furniture - Guardrails, fences, gates, and bollards - Lights	Complies	All obstructions are from the list of permitted obstructions, including: - Trees and plant material - Seating, litter receptacles, and other outdoor furniture - Bollards - Lights	All obstructions are from the list of permitted obstructions, including: - Trees and plant material - Seating, litter receptacles, and other outdoor furniture - Bollards - Lights
ZR 62-611 (b)	Permitted Obstructions in Screening Buffers	(1) Paved entrances to building seating located within 42" of adjacent paved area, bicycle racks within 6' of the sidewalk of an open accessible street or within 10' of an upland connection	No screening buffers proposed	N/A		
		(2) Service equipment necessary for maintenance of WPAA				
		(3) Exhaust vents				
ZR 62-611 (c)	Permitted Obstructions Beyond 20 feet of the Shoreline	Tot-lots, playgrounds, dog runs, public telephones, toilets, bicycle racks.	Children's play area, 50 ft from shoreline.	Complies		

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)
CPC APPROVED: 09/29/2014 (CAL. Nos. 12 & 13)
CC APPROVED: 11/25/2014 (RES. Nos. 494)

N 140328 ZCQ
CERTIFICATION
CHAIR APPROVED: 09/29/2014

SUBSTANTIAL COMPLIANCE APPROVED: 11/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

ACTIONS
1. ZR 62-822 (a) authorization to modify design requirements for location, area and minimum and maximum dimensions of waterfront public access area and visual corridor requirements.
2. ZR 62-822 (b) authorization to modify design requirements within a waterfront public access area.
3. ZR 62-822 (c) authorization for phased development of a waterfront public access area.

WATERFRONT ZONING LOT	256,138 SF
WPAA PROVIDED	55,621 SF
20% (REQUIRED WPAA)	51,228 SF

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SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
ZONING CALCULATIONS 1

DATE	DRAWN BY	CHECKED BY
	BR	

SCALE
NTS

SHEET NUMBER
L-110.00

ZONING CALCULATIONS

ZONING SECTION	ITEM	WATERFRONT ZONING LOT REQUIRED	WATERFRONT ZONING LOT PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PUBLIC ACCESS AREA PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF) - (2025 SUBSTANTIAL COMPLIANCE)	STREETSCAPE (STSC) 4TH STREET 9TH STREET 26TH AVENUE
Design Requirements for Shore Public Walkways and Supplemental Public Access Areas						
ZR 62-62 (a)(1)	Circulation and Access	Minimum clear width of 12 feet, located within 10 feet of the shoreline for at least 20% of the length of such shoreline	Proposed - 12'-0" wide clear circulation path. Path is located within 10' of shoreline for more than 20% of shoreline length. Refer to L-100.00.	Complies		
		Secondary paths, when provided, shall be a min, of 6' wd.	The upper esplanade is a 8' wide secondary path. There are 3 small tertiary paths that are 5' wide.	Complies		
		When two circulation paths are parallel to each other, they shall be connected by paths or accessible lawn at intervals not to exceed 200'.	Lower Esplanade and Upper Esplanade are connected by accessible paths and stairs at intervals that do not exceed 200'. Refer to Dimension Plans L-310.00-311.00	Complies		
		Where a SPW is on a zoning lot adjacent to a zoning lot without a SPW, the portion of the circulation path that terminates at the common zoning lot line shall be located within 30' of the shore line.	Proposed SPW is 8' from the shoreline on western border of the site and 2' from the shoreline at the eastern border	Complies		
ZR 62-62 (a)(2)	Circulation in Supplemental Area	A SPAA shall provide at least one circulation path with a min. clear width of 6' that provides access throughout the SPAA.	SPAA1 - Pathway is not continuous SPAA 2 & 3 - Most of the area consists of planting, with a portion of an adjacent SPW circulation path running the full length of SPAA 2 and 3.	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Dimension Plan North L-310.00**		
ZR 62-62 (b)	Seating	Required: 1 linear ft. of seating for every 75 sf. of shore public walkway and supplemental public access area 40,530 sf / 75 = 540.4 linear ft.	Proposed - 655.7 linear ft. seating. 304.9 lf with back (46.5%), 350.8 lf without back (53.5%)	Complies	Proposed: PAA North 1 - 0 lf PAA North 2 - 37.9 lf with back PAA South - 120 LF with back	Proposed: STSC - 132.5 lf (20.0 lf without back, 112.5 lf with back)
		Up to 25% of required seating may be located seaward of the SPW and shall be subject to provisions of 62-652(h).	No seating proposed seaward of SPW	N/A	N/A	N/A
ZR 62-62 (c)(1)	Planting Areas	Required - at least 50% of the area of the shore public walkway and supplemental public access area shall be planted. 40,530 sf x .5 = 20,265 sf of planted area required	Proposed - 16,961.3 sf of planted area	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Planting Plan North L-360.00**	Proposed: PAA North 1 - 0 sf PAA North 2 - 0 sf PAA South - 7,237 sf	Proposed: STSC - 2,439.1 sf
		(i) At least 25% of the required planting area of the shore public walkway and supplemental public access area shall be provided as lawn. 20,265 sf x .25 = 5,066.25 sf required	Proposed - 0 sf of turf	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Planting Plan North L-360.00**		
		(ii) Up to 15% of the required planting area may be located seaward of the SPW. 20,265 sf x .15 = 3,039.8 sf permitted	No planting proposed seaward of SPW	N/A		
		(iii) Planting area, 5' min. width, shall be provided between a bicycle path and any paved pedestrian area.	No bicycle way is provided	N/A		
ZR 62-62 (c)(2)	Screening Buffer	(i) Shall be provided within the SPW or SPAA, running along the entire upland boundary, where it abuts non-publicly accessible areas of the zoning lot.	No screening buffer is being proposed. SPAA1 abuts a building where 70% of façade is glazed windows that look on to active areas. 81'-11" of this façade is adjacent to a private open space. SPAA 2 and SPAA 3 abuts a publicly accessible area.	Complies		
	Minimum width	(ii) Minimum width = 10'				
	Exceptions	Not required when (a) adjacent to a private drive, street, or entrance to a building (b) for commercial or community facility use where at least 70% of the area of the façade, within the height of 10', located within 10' from the sidewalk or WPAA, is glazed with windows.				
ZR 62-62 (c)(3)	Trees and Additional Planting	(i) A minimum of one canopy tree shall be provided for every 2,000 square feet of shore public walkway and supplemental public area. 40,530 sf / 2000 = 21 trees	Provided - 38 canopy trees provided in SPW & SPAA (Canopy trees in UC not included in count. 3 UC canopy trees + 38 in SPW & SPAA = 41 canopy trees provided in project)	Complies	Proposed: PAA North 1 - 0 PAA North 2 - 0 PAA South - 10 canopy trees	Proposed: STSC - 62 canopy trees
		(ii) In addition, for every 1,250 square feet of shore public walkway and supplemental public access area, one of the following must be provided: a canopy tree, an ornamental tree or a multi-stemmed equivalent, 60 square feet of planting beds, or 110 square feet of accessible lawn. 40,530 sf / 1250 = 33 trees	Provided - 51 provided in SPW & SPAA (17 canopy trees (above the required amount) and 34 ornamental/multistem trees) (Ornamental trees in UC not included in count. 13 UC ornamental trees + 34 in SPW & SPAA = 47 ornamental trees provided in project, 64 total additional trees)	Complies	Proposed: PAA North 1 - 0 PAA North 2 - 0 PAA South - 32 ornamental/ multistem trees	Proposed: STSC - 0 ornamental/multistem trees
ZR 62-62 (c)(4)	Reduction in minimum required planting area	Required planting area may be reduced by 10 sq. ft. for every linear foot of:	N/A	N/A		
		(i) Shoreline improved for boat launching or mooring or designed with architectural features to facilitate direct access to the water, such as steps or "get-downs" (except rip-rap)	N/A	N/A		
		(ii) WE uses with frontage adjoining, and having a public entrance on the SPW or SPAA.	N/A	N/A		
		A SPAA, of at least 7,500 sq ft, containing a playground of at least 3,500 sq ft in area and improved in accordance with DPR, the required minimum planting area may be reduced by 1 sq ft for every 5 sq ft of playground area. Playground may be located anywhere within the WPAA that is beyond 20' of the shoreline.	2,762 sf of playground area provided.	N/A		
ZR 62-62 (d)	Bicycle Parking	Required: 4 parking spaces within a WPAA. If combined area of the SPW and SPAA is greater than 8,000 sq ft, 2 additional parking spaces are required for every additional 2,000 sq ft of SPW or SPAA. 4 + (2 ((40,530 sf - 8000) / 2000)) = 37	40 bicycle parking spaces being provided adjacent to SPW in a publicly accessible area (PAA). Additionally, 20 parking spaces are provided on 4th Street, 8 provided along 9th Street, and 48 are provided along 26th Avenue	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Furnishings Plans L-350.00 and L-351.00**	Proposed: PAA North 1 - 8 spaces PAA North 2 - 32 spaces PAA South - 0 spaces	Proposed: STSC - 76 spaces
	Bicycle Parking Location	Such bicycle racks shall be adjacent to a circulation path and at least 20' from the shoreline.				
ZR 62-62 (e)	Trash Receptacles	Required: 1 receptacle for every 4,000 sq ft of SPW and SPAA. Receptacles shall comply with Section 62-658 40,530 sf / 4000 = 11	Provided: 14 receptacles	Complies	Proposed: PAA North 1 - 1 receptacle PAA North 2 - 2 receptacles PAA South - 4 receptacles	Proposed: STSC - 10 receptacles

WATERFRONT ZONING LOT	256,138 SF
WPAA PROVIDED	55,621 SF
20% (REQUIRED WPAA)	51,228 SF

ACTIONS
1. ZR 62-822 (a) authorization to modify design requirements for location, area and minimum and maximum dimensions of waterfront public access area and visual corridor requirements.
2. ZR 62-822 (b) authorization to modify design requirements within a waterfront public access area.
3. ZR 62-822 (c) authorization for phased development of a waterfront public access area.

ZONING CALCULATIONS

ZONING SECTION	ITEM	WATERFRONT ZONING LOT REQUIRED	WATERFRONT ZONING LOT PROPOSED WATERFRONT ZONING LOT 256,138 SF	COMPLIANCE & NOTES	PUBLIC ACCESS AREA PAA NORTH 1 (3,526 SF) PAA NORTH 2 (7,948 SF) PAA SOUTH (16,751 SF) - (2025 SUBSTANTIAL COMPLIANCE)	STREETSCAPE (STSC) 4TH STREET 9TH STREET 26TH AVENUE
Design Requirements for Upland Connections						
ZR 62-64 (a)	Circulation and Access	(1) Type 1: at least 1 circulation path, with min. clear width of 12', linking an open street, public park, or public place with a SPW.	UC 1 - Path varies in width from 9'-3" to 13'-0" and connects SPAA1 and SPAA 2. (2) 15' wd. paths (sets of stairs) connect open street with SPW. UC 2 - Path varies in width from 9'-8" to 15'-0" and connects open street with SPW. Two paths (8'-9" & 9'-1" sets of stairs) connect the Upper Esplanade and Lower Esplanade where UC2 and SPW connect	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Waterfront Public Access Area Plan L-100.00 and Dimension Plan North L-310.00**		
		(2) Type 2: Each pedestrian path shall have a min. clear width of 8', linking an open street, public park, or public place with a SPW.	N/A	N/A		
		(3) Transition areas: a circulation path, with a width of 12' shall connect each circulation path of the Type 2 upland connection with a circulation path of a SPW, SPAA, or a Type 1 upland connection.	No transition area required or provided.	N/A		
ZR 62-64 (b)	Paving	(1) Type 1: at least 40%, but no more than 65% of the entry area shall be paved. Such paving shall include 5' wd. Area along 70% of frontage adjoining a public sidewalk.	UC 1 ENTRY- 1,810 sf total, 1,810 sf paved (100% paved) UC 2 ENTRY - 750 sf total, 659 sf paved (87% paved)	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Materials Plan North L-320.00**		
		(2) Where any upland connection is interrupted by a private driveway, the full width of the required upland connection shall traverse the roadbed without a drop in level, and be paved with materials distinct from the roadbed.	Grade of driveway traversed by UC 2 is flush with paving at UC 2. Section of UC 2 interrupted by roadbed is paved with materials distinct from rest of private driveway	Complies		
		The area of the roadbed between both circulation paths, within lines perpendicular to the upland connection traversing the roadbed can be drawn or the portion of the roadbed within a vehicular turnaround, shall be raised to be flush with the level of such adjoining upland connection.	No Type 2 Upland Connections are proposed	N/A		
		(3) Roadbed material of a private driveway leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. Remaining areas shall be paved with distinct materials.	No vehicular turnarounds proposed in UC	N/A		
ZR 62-64 (c)	Planting	(1) Type 1: min. area of 40% shall be planted in accordance with provisions in Section 62-655 (i) Where UC does not abut private driveways, 6 caliper inches of ornamental trees or equivalent multi-stem plants required for every 100 lf of UC. (iii) Where UC abuts a private driveway, a continuous tree pit shall be provided along curb to meet requirements of S. 62-655. Provide 1 tree for every 25' of private driveway frontage (iv) Where UC does not coincide with VC, at least 30% of the required open area along length of UC shall be planted to meet requirements of S. 62-513	UC 1 - 1,810 sf (0 sf planted) UC 2 - 12,204 s total (4,292 sf planted) 4,292 sf/14,014 sf = 31% planted No continuous tree pit provided	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Furnishings Plan North L-350.00**		
		(2) Type 2: Continuous tree pit to be provided within UC along curb of private driveway. Tree pit shall meet requirements of S. 62-655. One tree shall be provided for every 25' of private driveway frontage. Portions of pit may be paved with permeable paving to allow for required amenities. No tree pit required where UC abuts a portion of roadbed required to be raised.	N/A			
		(3) Transitional Areas: Min. 40% of such area to be planted. In addition, min. 2 canopy trees or equivalent to be provided	N/A			
ZR 62-64 (d)	Seating	12 linear feet shall be provided for every 100 linear feet of Upland Connection, excluding the length of any entry or transition area and the first 50' of a Type 2 Upland Connection. Excluded area shall have at least 24 linear feet of seating. UC 1 - (30 lf / 100) x 12 = 3.6 lf required UC 2 (273.5 lf / 100) x 12 + 24 lf = 56.8 lf required	Provided: UC 1 32 lf UC 2 - 119.2 lf	Complies		
ZR 62-64 (e)	Trash Receptacles	1 receptacle shall be provided within 15' of street, public park, or other public area and 1 receptacle shall be provided at the intersection of SPW or SPAA. UC 1 -1 within 15' of 4th St and 1 at SPW intersection = 2 trash receptacles required UC 2 - 1 within 15' of 26th Ave, 1 within 15' of Crescent Drive and 1 at SPW intersection = 3 trash receptacles required	Provided: UC 1 - 2 located within the UC, but not at the intersection with the SPW or SPAA for it would be in conflict with the required circulation path. UC 2 - 4, 2 located within 15' of 26th Ave, 1 at middle of UC 2, and 1 within 15' of PAA North 2. 1 trash receptacle in SPW is located at the intersection with UC2	**Non-compliant; Authorization pursuant to ZR 62-822(b). Refer to Furnishings Plan North L-350.00**		
Public Access Design Reference Standards						
Guardrails and Gates						
ZR 62-651 (a)	Guardrails, gates, protective barriers	Shall have a max. height of 42", and be at least 70% open. May be mounted on a solid curb not higher than 6".	Guardrail proposed within Upland Connection, refer to Landscape Details L-502.00. Gate proposed at Children's play area, refer to Landscape Details L-503.00	Complies		
ZR 62-651 (b)	Bollards	Shall be limited to the following locations: (i) along the bulkhead, stabilized shore or the water edge of a "pier" or "platform"; (i) along the bulkhead, stabilized shore or the water edge of a "pier" or "platform"; (iii) along the boundaries of a roadway within an upland connection.	No bollards proposed within the WPAA	N/A		
		Shall not exceed 30" in height and shall be between 6" and 15" in width. The top shall not consist of any sharp edges. Min. clearance between 2 bollards shall be 5'.			Complies. Refer to Landscape Details L-501.00	Complies. Refer to Landscape Details L-501.00
ZR 62-651 (c)	Fences and walls	(1)Shall be limited to the following locations: (i) along the boundary of a "waterfront public access area" and an adjoining private area on the "zoning lot"; (ii) around the perimeter of a playground, tot-lot or dog-run; (iii) adjoining WD uses; (iv) within a visual corridor; (v) along any grade level change of 30" or greater.	Fence proposed around children's play area, refer to Landscape Details L-503.00.	Complies	No fences proposed within PAA	No fences proposed within STSC
	Fence max. height & opacity	(2) Shall have a max. height of 36", be at least 70% open, mounted on a solid curb not higher than 6".	Refer to Landscape Details L-503.00			
	Wall max. height & opacity	(3) Walls shall not exceed a height of 21", and may be fully opaque.	No walls proposed within the WPAA		No walls proposed within PAA	No walls proposed within STSC
	Prohibited	(4) Chain link fencing or barbed razor wire shall not be permitted.	N/A			
ZR 62-651 (d)	Gates	Permitted only at the boundaries of WPAA and adjacent PAA, such as streets, public parks, or adjoining zoning lots. Gates shall not intrude into any planting area.	No proposed gates at the boundary of the WPAA.	N/A	No gates proposed within PAA	No gates proposed within STSC
	Gate height	Max. height - 4'-0"				
	Gate opacity	No more than 30% opaque.				
	Gate access	When open for access, 70% of total width, in aggregate, of the WPAA shall be free of obstructions associated with the gate. Min. clear distance of at least 16' between any two obstructions .				
	Gate obstructions	Gate and it's support structures shall not obstruct: (1) any circulation path; (2) 25% of the width of the entry area of an UC along each side of the centerline of such entry area, and (3) at least 50% of the width of the SPW closest to the "shoreline".				

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271

N 140325 ZAQ & C 140326 ZAQ
AUTHORIZATIONS
ZR 62-822(a) & 62-822(b)
CPC APPROVED: 09/29/2014 (CAL. Nos. 12 & 13)
CC APPROVED: 11/25/2014 (RES. Nos. 494)

N 140328 ZCQ
CERTIFICATION
CHAIR APPROVED: 09/29/2014

SUBSTANTIAL COMPLIANCE APPROVED: 11/19/2025

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

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REVISIONS

ISSUE	DATE	DESCRIPTION
	03/05/2014	ULURP FILING SET
	04/16/2014	ULURP FILING SET
	06/23/2014	ULURP FILING SET
	07/07/2014	ULURP FILING SET
	10/09/2025	ULURP SUBSTANTIAL COMPLIANCE

SEAL

KEY PLAN

TITLE
ASTORIA COVE
Astoria, New York
Zoning Approval / ULURP

PROJECT NO.
09003

SHEET TITLE
ZONING CALCULATIONS 2

DATE

DRAWN BY
BR

CHECKED BY

SCALE
NTS

SHEET NUMBER
L-111.00